

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 15 June 2015

Acquisition of 1 Bayberry Lane, Robina, QLD

We are pleased to advise that we have entered into an agreement to acquire a 6,662sqm development site located at 1 Bayberry Lane, Robina, Queensland for \$7.9 million (excluding transaction costs) and plan to commence building a \$20.5 million hospital on the site.

The site has been approved as 'medical' under the Robina Central Planning Agreement. The site sits within the Robina Medical Precinct and is co-located with the Robina Public Hospital.

Development will occur over three stages, with the first being the construction of a new 90 bed sub-acute hospital, along with ancillary areas, delivery dock and associated parking at basement levels. Future stages are earmarked for a full surgical hospital.

Practical completion of Stage 1 is expected to be in 2016 and, once completed, the building will be leased to Health Care Australia Pty Ltd for 25 years. The initial passing yield for Stage 1 is 7.5 percent.

We will provide a further update upon settlement of the property, which is expected to occur on 17 June 2015.

For more information

We regularly provide up-to-date information about the Trust, including Fund Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.

Notice issued by:

Australian Unity Funds Management Limited

ABN 60 071 497 115, AFS Licence No 234454

114 Albert Road, South Melbourne VIC 3205

Investor Services 13 29 39

Adviser Services 1800 649 033

australianunityinvestments.com.au

Notice applicable to:

Australian Unity Healthcare Property Trust Retail Units	AUS0102AU
Australian Unity Healthcare Property Trust Wholesale Units	AUS0112AU
Australian Unity Healthcare Property Trust Class A Units	AUS0037AU